

**1 Fernhill Road,  
Perth, PH2 7BE**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



- + *Detached Villa*
- + *Bright and Spacious Accommodation*
- + *Desirable Location*
- + *Offers Over £490,000*



**3**  
Public Rooms



**4**  
Bedrooms



**4**  
Bathrooms

**T: 01738 630 350**

A fantastic opportunity to purchase a beautiful 4 bedroom villa, located in a sought after area of Perth.

One of Perth's most desirable residential areas has long been thought to be Kinnoull. Nestled at the base of Kinnoull Hill Woodland Park, the exclusive Fernhill community offers the ideal combination of seclusion and accessibility. The city centre of Perth is only a short drive or walk away. For commuters, the adjacent Dundee Road provides easy access to the motorway and dual-carriageway networks.

The property boasts bright and spacious accommodation over 3 levels. The ground floor comprises stunning vestibule, spacious hallway, large lounge, dining/sitting room, conservatory, kitchen with dining space, utility room and downstairs W/C. Upstairs

to the next level is the master bedroom with built in wardrobes and bathroom en-suite, up to the next level you will find bedroom 2 which comprises built in wardrobes and a shower en-suite, bedroom 3 with built in wardrobes and a stunning countryside style view from the window, bedroom 4 which is currently used as an office/dressing room and a family shower room with walk in shower. The property comes with ample storage space throughout, double glazing and gas central heating. Externally you are met with a large front garden with slabs leading to the front door, a back door with parking space for two cars, an external double garage and back lawn with summer house.

EPC – C  
Council Tax Band – G













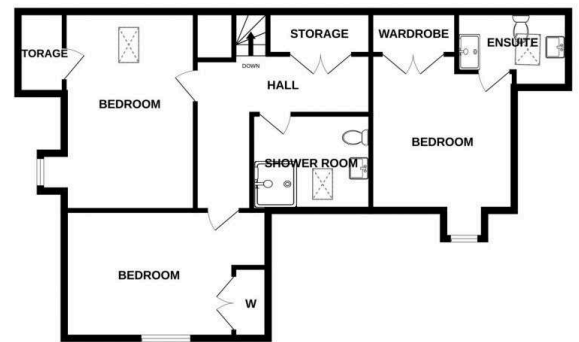
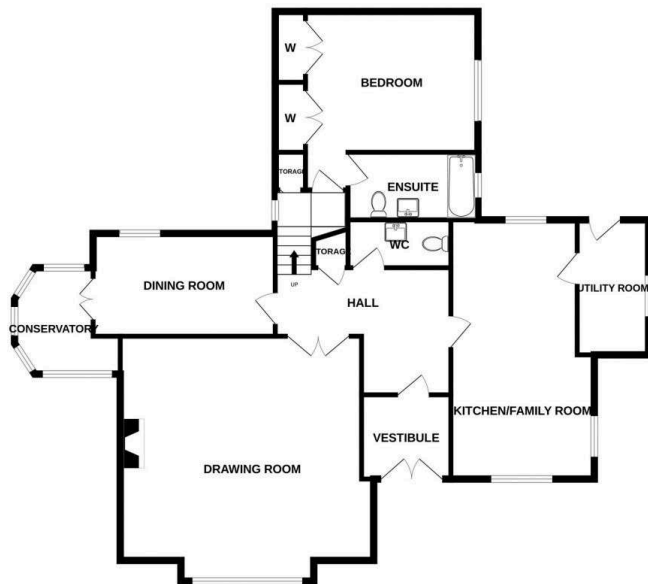
to view:

T: 01738 630 350

E: [property@jamesonmackay.co.uk](mailto:property@jamesonmackay.co.uk)

# JAMESON + MACKAY

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Measurements:

Lounge - 5.50 x 6.24  
Entrance Hall - 4.49 x 3.40

W/c - 1.06 x 2.50

Vestibule - 2.18 x 1.73

Kitchen - 3.52 x 6.35

Utility - 1.75 x 3.42

Dining/Sitting Room - 4.53 x 3.25

Conservatory - 3.30 x 2.81

Master Bedroom - 4.41 x 4.28

Master En-suite - 2.96 x 1.65

Bed 2 - 4.65 x 4.05

Bed2 En-suite - 1.63 x 3.09

Shower Room - 2.58 x 2.26

Bed 3 - 3.28 x 5.18

Bed4/office - 3.12 x 4.96

Approx.  
Measurements in  
Meters.

## YOUR PROPERTY SPECIALISTS

1 Charlotte Street, Perth PH1 5LP  
T: 01738 630 350 F: 01738 630 264

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[www.jamesonmackay.co.uk](http://www.jamesonmackay.co.uk)